

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 10/22/2013	(3) CONTACT/PHONE Terry Wahler, Senior Planner (805) 781-5621	
(4) SUBJECT Hearings to consider two proposals to amend existing agricultural preserves. Districts 1 and 4.			
(5) RECOMMENDED ACTION Consider the attached staff report and recommendation of the Agricultural Preserve Review Committee and the Planning Commission for the Pete Clark request (AGP2013-0002); hold a public hearing; act on the individual request in the staff report and instruct the chairman to sign the resolution for Item A; withdraw Item B, the Marderosian proposal (AGP2013-0001) at the request of the applicant.			
(6) FUNDING SOURCE(S) Application fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation {X} Hearing (Time Est. <u>30 minutes</u>) { } Board Business (Time Est.____)			
(11) EXECUTED DOCUMENTS {X} Resolutions { } Contracts { } Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5th's Vote Required {X} N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY {X} N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 1 & District 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

DATE: 10/22/2013

SUBJECT: Hearings to consider two proposals to amend existing agricultural preserves. Districts 1 and 4.

RECOMMENDATION

Consider the attached staff report and recommendation of the Agricultural Preserve Review Committee and the Planning Commission for the Pete Clark request (AGP2013-0002); hold a public hearing; act on the individual request in the staff report and instruct the chairman to sign the resolution for Item A; withdraw Item B, the Marderosian proposal (AGP2013-0001) at the request of the applicant.

DISCUSSION

These two applications were duly advertised and scheduled for public hearing. On Monday, October 7, 2013 the applicant's agent requested withdrawal of the Marderosian application on behalf of the landowner who has decided not to proceed with the proposed alteration of the existing agricultural preserve to reflect an approved tentative map for a minor agricultural cluster subdivision.

The Pete Clark item (AGP2013-0002) includes a detailed staff report and a proposed resolution with a map exhibit reflecting the action being taken. This item involves a family trust as the property owner. The acreage associated with the reduction in minimum parcel size will not increase the total acreage in the program because it is already under contract.

List of Applications

File Number: AGP2013-00002 - Proposal by Pete Clark to amend an agricultural preserve to decrease the minimum parcel size for conveyance of parcels from 640 acres to 320 acres. The property includes approximately 2,432 acres and is located in the Agriculture land use category at 2121 Shedd Canyon Road approximately 2.0 miles south west of the community of Shandon, in the Shandon-Carriso Planning Area. APNs: 019-171-011, 012, 024, 028, 029, 030 and 031; Supervisorial District No. 1.

File Number: AGP2013-00001 – Proposal by the Marderosian Family Limited Partnership to alter the boundaries of an existing agricultural preserve to allow the applicant to enter into a land conservation contract. The subject property is an approximately 131 acre open-space/agricultural parcel proposed as part of a minor agricultural cluster subdivision. The property is located within the Agriculture land use category at 4441 Cross Creek Way, approximately 2,000 feet south of the intersection of Orcutt Road and Biddle Ranch Road, 2.5 miles south east of the City of San Luis Obispo. The site is in the San Luis Obispo planning area. APN: 044-051-008; Supervisorial District No. 4. (WITHDRAWN)

OTHER AGENCY INVOLVEMENT/IMPACT

These applications have been reviewed and recommended for approval by the Planning Commission and the Agricultural Preserve Review Committee. The latter body includes representatives from different organizations including the County Agricultural Liaison Committee, Agricultural Commissioner, Assessor's Office, Farm Advisor and County Planning Department. County Counsel approved the resolutions as to form and legal effect.

FINANCIAL CONSIDERATIONS

Approval of agricultural preserve applications and ensuing land conservation contracts usually results in a significant reduction in County tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by State subventions but no subventions have been received since 2008/2009. However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office provides a preliminary estimate of reductions in assessment values for the properties being considered. Since the Pete Clark proposal involves a property that is already under a land conservation contract there is no estimated annual reduction in property taxes associated with this request to amend the agricultural preserve minimum parcel size.

The landowner anticipates entering into new land conservation contract this fall or at the latest by December 17, 2013, the last Board of Supervisors meeting date for the year.

RESULTS

The amendment to the agricultural preserve and the ensuing execution of a new land conservation contract between the property owner and the county will help keep this property in agriculture and compatible uses for at least 10 years. This is consistent with the countywide Vision Statement & Communitywide Results of having healthy and prosperous communities.

ATTACHMENTS

Attachment A1 – Resolution for AGP2013-00001 (Pete Clark)
Attachment A2 – Graphic
Attachment A3 – Staff Report
Attachment B1 – Request for Withdrawal of AGP2013-00002 (Marderosian Family)